

076.B

0001

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

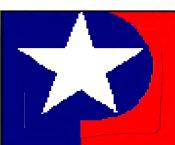
931,000 / 931,000

USE VALUE:

931,000 / 931,000

ASSESSED:

931,000 / 931,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		CROSBY ST, ARLINGTON

OWNERSHIP

Owner 1:	CREEDON DAVID C & DEBRA A	Unit #:	3
Owner 2:			
Owner 3:			
Street 1:	65 CROSBY STREET #3		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LAFLAMME MARIO & NORMA -

Owner 2: TRS/THE LAFLAMME REALTY TRUST -

Street 1: 65 CROSBY STREET #3

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1989, having primarily Clapboard Exterior and 3051 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7011																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	931,000			931,000		154530
							GIS Ref
							GIS Ref
							Insp Date
							07/27/18

PREVIOUS ASSESSMENT								Parcel ID	076.B-0001-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	931,000	0	.	.	931,000		Year end	12/23/2021
2021	102	FV	914,100	0	.	.	914,100		Year End Roll	12/10/2020
2020	102	FV	897,200	0	.	.	897,200	897,200	Year End Roll	12/18/2019
2019	102	FV	874,800	0	.	.	874,800	874,800	Year End Roll	1/3/2019
2018	102	FV	792,700	0	.	.	792,700	792,700	Year End Roll	12/20/2017
2017	102	FV	707,100	0	.	.	707,100	707,100	Year End Roll	1/3/2017
2016	102	FV	707,100	0	.	.	707,100	707,100	Year End	1/4/2016
2015	102	FV	676,000	0	.	.	676,000	676,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
LAFLAMME MARIO	55151-285		8/11/2010		671,500	No	No						
LAFLAMME MARIO	50827-449		3/5/2008	Family		10	No	No					
RUBENSTEIN STEW	25149-535		1/30/1995		312,000	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/29/2011	200	Re-Roof	5,500						7/27/2018	Measured	DGM	D Mann					
									5/6/2000		197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Average			BK; 20193 PG; 136, Building Number 1.									
Sty Ht: 2	- 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 2	- Clapboard			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: GREY				A Kits:	Rating:												
View / Desir: N	- NONE			Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B	- Good			CONDO INFORMATION													
Year Blt: 1989				Location:													
Alt LUC:				Total Units:													
Jurisdct: G12				Floor: 1 - 1st Floor				RESIDENTIAL GRID									
Const Mod:				% Own: 16.659999847				1st Res Grid Desc: Line 1 # Units 1									
Lump Sum Adj:				Name: 53 - 7011				Level FY LR DR D K FR RR BR FB HB L O									
INTERIOR INFORMATION				DEPRECIATION				Other									
Avg Ht/FL: STD				Phys Cond: VG - Very Good	9.0 %			Upper									
Prim Int Wal	1 - Drywall			Functional:				Lvl 2									
Sec Int Wall:				Economic:				Lvl 1									
Partition: T	- Typical			Special:				Lower									
Prim Floors: 3	- Hardwood			Override:				Totals									
Sec Floors:				Total:	9 %			Totals									
Bsmnt Flr: 2	- Softwood			CALC SUMMARY				Exterior:				No Unit RMS BRS FL					
Subfloor:				Basic \$ / SQ: 250.00				Interior:				1 7 3 0					
Bsmnt Gar: 2				Size Adj.: 0.69665682				Additions:									
Electric: 3	- Typical			Const Adj.: 1.00999999				Kitchen:									
Insulation: 2	- Typical			Adj \$ / SQ: 175.906				Baths:									
Int vs Ext: S				Other Features: 55000				Plumbing:									
Heat Fuel: 1	- Oil			Grade Factor: 1.33				Electric:									
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.29999995				Heating:									
# Heat Sys: 1				NBHD Mod:				General:									
% Heated: 100				LUC Factor: 1.00				Totals									
Solar HW: NO	Central Vac: NO			Adj Total: 1023030				1 7 3									
% Com Wal	% Sprinkled			Depreciation: 92073				Totals									
				Depreciated Total: 930957				1 7 3									
MOBILE HOME				Make: [] Model: []				Serial #:				Year: [] Color: []					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 076.B-0001-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			
IMAGE AssessPro Patriot Properties, Inc																	
																	